

Article - Real Property

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§8–219.

(a) (1) In this section the following words have the meanings indicated.

(2) (i) “Apartment facility” means an apartment building or complex that contains four or more individual dwelling units that a common landlord rents for residential purposes, including all common areas available for use by a tenant.

(ii) “Apartment facility” does not include:

1. A single-family house, regardless of the number of individual dwelling units into which the house is subdivided;

2. A condominium organized under Title 11 of this article; or

3. A cooperative project organized under Title 5, Subtitle 6B of the Corporations and Associations Article.

(3) “Dwelling unit” means that portion of a building that is designated, intended, or arranged for use or occupancy as a residence by one or more persons.

(4) “Tenant organization” means an incorporated or unincorporated organization of three or more tenants who reside in an apartment facility formed for the purpose of improving the living conditions, contractual position, or community experiences of the residents of the apartment facility that:

(i) Meets regularly;

(ii) Operates democratically; and

(iii) Is independent of the owners or management of the apartment facility and their representatives.

(b) (1) Subject to subsection (c) of this section, a tenant organization shall have the right to assemble in a meeting room within an apartment facility designated for use by tenants for events and community gatherings during

reasonable hours and on reasonable notice to the landlord to conduct tenant organization meetings.

(2) (i) The landlord may impose reasonable terms and conditions on the use of a meeting room, provided that the terms and conditions do not undermine the purposes of this section.

(ii) The landlord may require an individual participating in a tenant organization meeting who is not a resident of the apartment facility to sign a waiver of liability for injuries sustained while on the property.

(3) A tenant organization shall:

(i) Designate at least two but not more than five members who are authorized to schedule use of a meeting room on behalf of the tenant organization; and

(ii) Provide written notification to the landlord of the designees at least once per year.

(c) (1) A landlord may not charge a tenant organization a fee for the use of a meeting room for the first meeting of the tenant organization each month.

(2) A landlord may charge a reasonable fee for all other uses of a meeting room by the tenant organization within the same month provided that the fee does not exceed the regular schedule of fees charged to other groups or individuals for use of the meeting room.

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